

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **St. Louis County Consortium**

State: **MO**

PJ's Total HOME Allocation Received: **\$53,123,186**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	93.56 %	93.62 %	4	92.07 %	58	63	
% of Funds Disbursed	90.04 %	87.02 %	1	84.14 %	83	78	
Leveraging Ratio for Rental Activities	7.35	4.38	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.09 %	94.68 %	4	81.45 %	76	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.81 %	70.13 %	2	69.74 %	83	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.51 %	70.57 %	7	80.97 %	10	10	
% of 0-30% AMI Renters to All Renters***	35.78 %	33.85 %	2	45.50 %	25	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.13 %	98.55 %	3	95.55 %	59	50	
Overall Ranking:				In State:	2 / 7	Nationally:	73 67
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,400	\$26,067		\$26,831	1,034 Units	25.20 %	
Homebuyer Unit	\$10,316	\$12,424		\$15,029	2,664 Units	65.00 %	
Homeowner-Rehab Unit	\$5,444	\$11,808		\$20,806	400 Units	9.80 %	
TBRA Unit	\$0	\$3,442		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,390	\$91,714	\$5,958
State:*	\$122,862	\$82,384	\$15,792
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	21.6	23.5	41.5	0.0	Single/Non-Elderly:	26.8	29.5	19.3	0.0
Black/African American:	74.9	73.6	57.3	0.0	Elderly:	14.2	2.6	30.5	0.0
Asian:	0.0	0.6	0.0	0.0	Related/Single Parent:	47.8	45.0	30.0	0.0
American Indian/Alaska Native:	0.1	0.1	0.3	0.0	Related/Two Parent:	7.0	18.5	16.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.1	4.2	3.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.3	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.6	0.0	0.0					
Asian/Pacific Islander:	2.9	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.5	1.0	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.1	22.0	32.5	0.0	Section 8:	33.2	0.3 [#]		
2 Persons:	29.6	25.5	26.3	0.0	HOME TBRA:	0.0			
3 Persons:	22.3	25.3	19.3	0.0	Other:	11.1			
4 Persons:	11.5	16.4	10.3	0.0	No Assistance:	55.7			
5 Persons:	3.3	6.7	7.8	0.0					
6 Persons:	0.7	2.9	2.5	0.0					
7 Persons:	0.3	0.8	0.0	0.0					
8 or more Persons:	0.2	0.4	1.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				114

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

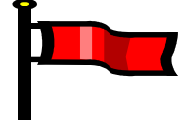
State: MO

Group Rank: 73
 (Percentile)

State Rank: 2 / 7 PJs

Overall Rank: 67
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	96.09	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	82.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	99.13	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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